

**Building Excellence (BEX) Programs Oversight Committee
Meeting Notes, June 8, 2007
Stanford Center, Room 2776, 8:30a - 10:30a**

ATTENDANCE:

Members Present

Freeman Fong
Steve Goldblatt
John Palewicz
Karin Nyrop
Ed Peters, Chair
Craig Smith
Ed Schwartz

District Staff

Don Gillmore
Kathy Johnson
Julie Krick
Eleanor Trainor
Paul Wozniak

Board Representative

Michael DeBell

Heery International Staff

Mike Finnegan
Jaclyn Gault

DKA Staff

Donald King

Guest

Laurie Ames

Members Absent

Mark Melroy
Pete Wall

MINUTES APPROVAL FOR MAY 11 MEETING

- The minutes were approved.

INTRODUCTION OF BEX III CONSTRUCTION MANAGEMENT CONSULTANT, DKA, DON

- Don introduced Donald King, FAIA, president of DKA (Donald King Architects), a 22-year-old firm that has been doing business with Seattle Schools for 20 years. DKA is partnering with Gary Struthers and Heery. Donald will be the program manager for BEX III and Mike Finnegan, Heery, will be the BEX III operations manager.
- In the event projects arise that are not covered by the bond, the contract of either DKA or Heery would probably be amended to manage the project. The World School (Secondary Bilingual Orientation Center, SBOC) is an example of a capital project outside BEX.
 - World School was budgeted in BEX II, but some of the funding was shifted to Garfield and the project was put on hold.
 - The community for World School said they did not want to be funded by BEX III and the project is now funded out of capital eligible funds (CEP) budget. It will cost about \$10M.
 - Long-term planning for the instructional program is being done by Academics. Student population fluctuates between 100 and 400 and new students arrive every year.
 - A new location is being considered. The program is currently housed in the Old John Hay building on Queen Anne.
- Kathy gave a brief review of the update of the Facilities Master Plan (FMP).
 - There is a new web page showing where all students come from to attend schools.
 - The Southeast initiative from the CAO (Chief Academic Officer), Carla Santorno, is intended to reinvigorate the south end and may affect the location of the World School.
 - Michael DeBell reported there is presently a Board effort to understand how the student assignment plan affects the entire District, and especially facilities/capital. There is a Board review of the student assignment plan.

MONTHLY REPORT

- As there are now two construction programs running concurrently, BEX II and BEX III, there was a discussion of whether to have a single report or separate reports.

The programs have different budgets and schedules. Two reports could be in the same book.

- Ed P. would like to see a summary of both BEX budgets together and also a summary of the other capital programs and projects. He would also like to see a brief quarterly summary of the BTA budget and how it impacts capital budgets. There are cross-overs between BEX and BTA budgets.
- Next month will be the first look at the new format.
- Karin reminded the group that their priority is BEX, although it is helpful to know how other capital projects and budgets impact BEX.

UPDATE ON A/E SELECTION FOR BEX III, DON

- Hale: Mahlum was selected. Freeman and Laurie were on the interview committee. Freeman commented that he thought the process was a good one and fair to the competing firms. He heard from Mahlum that they did not know what the grading criteria was and also heard comments from the architectural community that they thought Mahlum was a given.
- Denny/Sealth: Candidates are Bassetti, DLR/TCF, Integrus, NW, and Miller Hull/BLRB. Interviews are on June 14. John helped with short-listing and Freeman will be on the interview committee.
- Ingraham: Seven firms applied; short-listing hasn't taken place yet.
- Don reviewed the process of how firms are prepared for an interview.
 - John commented that three firms is the optimum to interview. It's important to only interview firms that can do the work for that project. The cost of interviewing is high and firms want a reasonable chance of success before they compete.
 - Michael stated that it is important to be sure that the District is perceived as running a fair interview process. The integrity of the capital program is critical.
 - Doug Jennings does outreach for the UW in terms of helping firms compete successfully. Doug would be happy to work with the District in this effort. SSD has a HUBS program that does this same type of outreach to firms new to public works.
- There was a discussion of problems and challenges of competing for public works jobs.

SITE TOUR

- Ed S. was impressed with the complexity of projects and how well they are being done. He was also impressed by the level of commitment of the project managers.
- Ed S. suggests as a future agenda item a discussion of new construction vs. historical renovation. Eleanor commented that she hears in the public about the cost of doing renovation. Kathy mentioned that the District's historical renovation position was strengthened at the Board's request in the last FMP update. Michael said that position is still open to debate on the Board.

PROJECTS UPDATE, DON, MIKE, AND DONALD

HEERY, Mike

- Cleveland: It is a race to the finish. The contractor has to be out of the way when the furniture arrives August 1.
- Garfield:
 - The new building is going up.
 - Good bids were received on the Garfield Auto Shop at Washington.
- South Lake HS: Still waiting for the permit.

DON

- Hamilton:
 - The building permit has been submitted.

- Escalation is turning out to be 24% rather than the 18% predicted.
- There are three remaining departures: zero lot line on north side, height, and lot coverage.
- Some neighbors are continuing to fight the design. There are people who are advocating for the District and Parks but the activists are well connected.
- The District may engage in mediation with Parks and the activists as long as it's crafted in a way that doesn't require consensus. Steve suggests calling it a "facilitated conversation". The term "mediation" sets up expectations and rules.
- Michael: It's important to focus the City on the needs of children. This point needs to be made at the City (use of playfield). Also, that the District is now signed on to City's climate partnership plan (re: ground source heat pump).
- South Shore K-8:
 - Design is at CDs (construction drawings).
 - If there's a market for the wood beams ReStore and Second Hand might handle them.

BEX II budget: The budget is in good shape.

DKA, Donald

- Hale
 - Students may not have to be moved offsite.
 - Mahlum architects was selected and have had the first SDT meeting. Now working on defining the program and use of the existing facility.
 - A permitting schedule is being developed, particularly the milestones and/or triggers. The City has agreed to dedicate an employee to District permitting. There may be smaller bid packages during the summer which might provide opportunities for small contractors.
 - Michael: Hale enrollment cap will probably change to 1,400.
- Sealth/Denny:
 - There is an SDT meeting on Tuesday.
 - The school communities have agreed to a combined site and a preferred conceptual plan. The plan includes a galleria that is 450' long that runs through both schools like a main street or airport concourse.
 - Interviewing for architects is on June 14. There are five short-listed teams.
 - Landmarking has been started on both projects.
- Ingraham:
 - Setting up the SDT team; reviewing submittals for architects. Road work will be done next summer.

ACTIONS

- Ed P. suggests brief updates on other projects that are funded out of capital.
- Ed P. would like a report on the FMP update, including long-term planning of student assignment in relation to capital.

NEXT AGENDA, JULY 13

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